

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

Carman Burney

From: Sheila Lambert
Sent: Wednesday, April 25, 2007 3:35 PM
To: Agenda Items
Subject: FW: Rezoning Application ZON-20543: PROPOSED APARTMENTS/CONDOS NEAR ELEMENTARY SCHOOLS

Zoning Opposition

From: Richard Rychtarik [mailto:rcrpower@cox.net]
Sent: Monday, April 23, 2007 7:59 PM
To: Sheila Lambert
Subject: Rezoning Application ZON-20543: PROPOSED APARTMENTS/CONDOS NEAR ELEMENTARY SCHOOLS

Adjacent to US 95 north and south of Durango what I see is the beginning of large volume, high density housing and businesses. The same holds true on Durango just west of 95. The reasons for this are usually affordability for lower income citizens, economic viability for developers or both. I believe that there is a large body of empirical evidence showing that large areas with high density, low cost housing have a dramatically higher per capita crime rate.

The city of Las Vegas has championed an "integrated" neighborhood concept, which is the grouping of affordable, usually high density, housing with other low density residential units. While on the surface this seems to have merit, same school systems, population diversity, a boot strap effect for some etc., I question the merits. In general, those in the low cost, high density housing have little in common with their adjoining low density, high cost residential neighbors. If anything, this fosters further isolation, mistrust and even resentment. It is difficult enough to relate to your neighbors with similar socio/economic backgrounds, this mix makes it nearly impossible.

Given that Horse/95 will be the next major interchange to be developed, I propose that any additional high density housing be located on the west side of 95 near Horse and not adjacent to these elementary schools. I know this seems like not in my back yard but I believe the rational put forth by others, security and safety, is sound.

Has anyone considered a traffic study incorporating all of this proposed high density housing? Thank you.

Richard Rychtarik
 8228 Weeping Springs Ave.
 89131
 702-515-7228

Carman Burney

From: Sheila Lambert
Sent: Wednesday, April 25, 2007 3:34 PM
To: Agenda Items
Subject: FW: Zoning Application ZON-20543

Opposition letter

From: Brezyiilv@aol.com [mailto:Brezyiilv@aol.com]
Sent: Monday, April 23, 2007 8:05 PM
To: Sheila Lambert
Subject: Zoning Application ZON-20543

Dear Sheila Lambert,

I believe the portion of Zoning Application ZON-20543 that would allow apartments and/or condominiums adjacent to these two elementary schools:

- 1) Will be Incompatible with and too intense for the surrounding neighborhood;
- 2) Does not allow an appropriate buffer between high-density residential and these two elementary schools;
- 3) Will result in increased traffic from a commercial use or high-density residential which will be dangerous to our children going to and from these schools;
- 4) Will result in increased crime near these schools.

Thank you for your time, assistance, and continued dedication to maintaining the quality of our neighborhoods!

Sincerely,

Wendy Bybee, A Concerned Resident & Parent

See what's free at AOL.com.

Carman Burney

From: Sheila Lambert
Sent: Wednesday, April 25, 2007 3:33 PM
To: Agenda Items
Subject: FW: Focus Group -

GPA 20543

-----Original Message-----

From: Marvin & Eileen Minushkin [mailto:emmm41165@cox.net]
Sent: Sunday, April 22, 2007 12:34 PM
To: Sheila Lambert
Subject: Focus Group

Sheila: Many individuals have spoken against the addition of apartments along the southeast portion of Focus' land. This will certainly impact schools in a negative way. We would again like the councilman to appose this modification of use. Single family, condo's and commercial as originally planned is the way to go.
Marvin

Carman Burney

From: Sheila Lambert
Sent: Wednesday, April 25, 2007 3:33 PM
To: Agenda Items
Subject: FW: ZON-20543

Opposition letter

From: Jennifer L. Taylor [mailto:jtaylor@RVCDLAW.COM]
Sent: Sunday, April 22, 2007 9:52 PM
To: Sheila Lambert
Subject: ZON-20543

Dear Sheila:

I am writing to express my concerns and opposition regarding Rezoning Application ZON-20543. The proposed Master Plan submitted by Focus Property Group seeks approval of commercial and/or condos/apartments on the far southeast edge of the property and immediately adjacent to Bilbray and Scherkenbach Elementary Schools. I vigorously oppose this portion of the proposed Master Plan, and request that Councilman Ross deny any request by the landowner to place high-density, multi-family housing immediately adjacent to these two elementary schools. I believe that high-density multi-family housing immediately adjacent to Bilbray and Scherkenbach Elementary Schools will be Incompatible with and too intense for the surrounding neighborhood, does not allow an appropriate buffer between high-density residential and these two elementary schools, will result in increased traffic from a commercial use or high-density residential which will be dangerous to our children going to and from these schools, and will result in increased crime near these schools. Although I am outside the 1000' zone, I would appreciate being notified of any neighborhood meetings or other information related to this proposed Master Plan.

Please encourage the Councilman to ensure that this proposed Master Plan mandates responsible growth and the protection of the children at these two elementary schools. As always, thank you for your time and for passing my concerns onto Councilman Ross.

Sincerely,
 Jennifer L. Taylor
 Robertson & Vick, LLP
 401 N. Buffalo Dr., Suite 202
 Las Vegas, NV 89145

Office Phone (702) 247-4661
 Direct E-mail address: jtaylor@rvcdlaw.com

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4/25/2007

Carman Burney

From: Sheila Lambert
Sent: Wednesday, April 25, 2007 3:33 PM
To: Agenda Items
Subject: FW: Zoning Application ZON-20543

Opposition letter

From: Heather Sams [mailto:heathersams@cox.net]
Sent: Tuesday, April 24, 2007 7:30 AM
To: Steven Ross
Subject: Zoning Application ZON-20543

Hello. I am writing to express my views on the rezoning application for the planned development on the land directly south of Bilbray Elementary School. I understand that the plan includes high density residential. My children attend Bilbray Elementary and I am quite concerned from a safety perspective. Furthermore, high-density residential development is completely incompatible with the character of the surrounding neighborhood (as is commercial development). It is quite simply the wrong place to plan a development of this kind.

Please respond in kind regarding your viewpoint and planned course of action regarding this planned development.

Thank you.

Heather Sams

heathersams@cox.net

9033 Tumblewood Avenue, Las Vegas NV 89143

Home: 702-658-4721

Cell: 702-203-2748

4/25/2007

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Carman Burney

From: Sheila Lambert
Sent: Wednesday, April 25, 2007 3:32 PM
To: Agenda Items
Subject: FW: Rezoning Application ZON-20543

Opposition letter

From: Lance Howell [mailto:howell_lance@yahoo.com]
Sent: Monday, April 23, 2007 7:56 AM
To: Steven Ross
Cc: Sheila Lambert
Subject: Rezoning Application ZON-20543

Councilman Ross,

I believe the portion of Zoning Application ZON-20543 that would allow apartments and/or condominiums adjacent to these two elementary schools:

- 1) Will be Incompatible with and too intense for the surrounding neighborhood;
- 2) Does not allow an appropriate buffer between high-density residential and these two elementary schools;
- 3) Will result in increased traffic from a commercial use or high-density residential which will be dangerous to our children going to and from these schools;
- 4) Will result in increased crime near these schools.

Thank you,

Lance Howell
8320 Jo Marcy Drive

Ahhh...imagining that irresistible "new car" smell?
Check out [new cars at Yahoo! Autos.](#)

Carman Burney

From: Sheila Lambert
Sent: Wednesday, April 25, 2007 3:31 PM
To: Agenda Items
Subject: FW: Internet Submission - proposed change to zoning off Ft. Apache/Brent GPA 20543

-----Original Message-----

From: CWaller2112@yahoo.com [mailto:CWaller2112@yahoo.com]
Sent: Sunday, April 22, 2007 11:48 AM
To: Councilman-sross@LasVegasNevada.gov
Subject: Internet Submission - proposed change to zoning off Ft. Apache/Brent

Citizen Name: Chris Waller

Email: CWaller2112@yahoo.com

Comments: I think that it's ludicrous that a large corporation can come in and ram apartments and/or condos down the communities throat merely because they have the money to do so. This isn't in the best interest of the current community nor does it speak well that Focus can exonerate themselves by claiming they have financial partners and have to follow their whims. This is a poor example of their policies. It is actually a similiar to a scam called bait and switch. I would hope that your office, as an extension of the will of the residents, do your best to block such a proposal. This is what we would expect from our councilman. Thank you for your interest, Chris Waller

Date: 4/22/2007 11:48:01 AM

Telephone Protest/ Approval Log

Meeting Date: 4-26-07

Case Number: ^{ZON-}20543

Date: 4-25-07
Name: Jay Monar to
Address: 7951 White Harbor St
Phone: 818-1372
☒ PROTEST ☐ APPROVE

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